113.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,000 / 703,000
					USE VALUE:	703,000 / 703,000
					ASSESSED:	703,000 / 703,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZANI NATALIE C
Owner 2:	
Owner 3:	
Street 1:	23 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZANI NATALIE C/THOMAS C -
Owner 2:	-
Street 1:	23 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1921, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11200.000	200,300		502,700	703,000
Total Card	0.257	200,300		502,700	703,000
Total Parcel	0.257	200,300		502,700	703,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 915.36 | /Parcel: 915.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72030
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!8758!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,300	0	11,200.	502,700	703,000	703,000	Year End Roll	12/18/2019
2019	101	FV	181,600	0	11,200.	495,600	677,200	677,200	Year End Roll	1/3/2019
2018	101	FV	181,300	0	11,200.	380,600	561,900	561,900	Year End Roll	12/20/2017
2017	101	FV	181,300	0	11,200.	359,100	540,400	540,400	Year End Roll	1/3/2017
2016	101	FV	181,300	0	11,200.	330,400	511,700	511,700	Year End	1/4/2016
2015	101	FV	169,900	0	11,200.	308,800	478,700	478,700	Year End Roll	12/11/2014
2014	101	FV	169,900	0	11,200.	284,400	454,300	454,300	Year End Roll	12/16/2013
2013	101	FV	169,900	0	11,200.	284,400	454,300	454,300		12/13/2012

PRINT

Date	Time
12/10/20	23:18:03

LAST REV

Date	Time
10/02/18	08:59:06
apro	
8758	

USER DEFINED

Prior Id # 1:	72030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZANI NATALIE C/	58027-552		12/7/2011	Convenience	99	No	No		
ROWE NATALIE C	49089-223		3/7/2007	Family	99	No	No		
ROWE NATALIE C	41580-383		12/9/2003	Family	370,000	No	No		
MACLEOD LEONARD	29583-205		12/28/1998		189,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2004	505	Siding	12,500					VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
12/6/2008	Meas/Inspect	345	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
4/18/2004	MLS	HC	Helen Chinal
3/18/2000	Inspected	197	PATRIOT
2/4/2000	Measured	263	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11200		Sq. Ft.	Site		0	70.	0.64	6			Road Co	-5					502,740						502,700	

Total AC/HA: 0.25712 | Total SF/SM: 11200 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 502,740 | Spl Credit | Total: 502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	141.175
Other Features:	60571
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246020
Depreciation:	45760
Depreciated Total:	200261

COMMENTS

UNPAVED. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

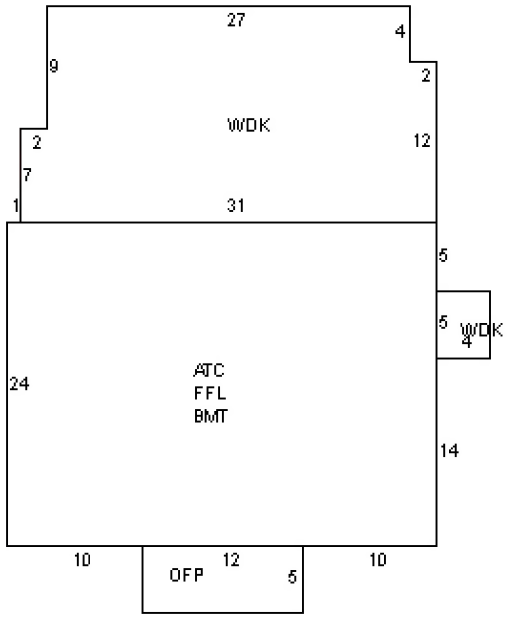
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.17
Special Features:	0	Val/Su Net:	85.05
Final Total:	200300	Val/Su SzAd	193.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.350	32,527
FFL	First Floor	768	141.170	108,422
WDK	Deck	490	8.010	3,924
ATC	Attic	269	141.170	37,948
OFP	Open Porch	60	43.820	2,629

Net Sketched Area:	2,355			Total:	185,450
Size Ad	1036.7999	Gross Are	2854	FinArea	768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc